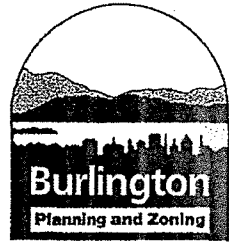


Burlington Development Review Board

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Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Wayne Senville
Jim Drummond, (Alternate)
Robert Purvee, (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Tuesday January 17, 2017, 5:00 PM

Contois Auditorium, City Hall, 149 Church Street, Burlington, VT
Minutes

Board Members Present: Austin Hart, Brad Rabinowitz, Israel Smith, Alexander LaRosa, Alexandra Zipparo, Wayne Senville, Jim Drummond (Ait), Robert Purvee (Ait)

Board Members Absent: Geoff Hand

Staff Members Present: Scott Gustin, Mary O'Neil, Anita Wade

- I. **Agenda**
- II. **Communications**
- III. **Minutes**
- IV. **Public Hearing**

1. **17-0623CAIMA; 311 North Ave(RM, Ward 4N) and 329-375 North Ave (NAC-CR, Ward 4N) VLTBTV Parkland LLC, BC Community Housing LLC & Eric Farrell**
Proposed development consisting of 11 buildings containing 733 residential units, approximately 45,000 sq. ft. of non-residential support/amenity space, approximately 45,000 sq. ft. of neighborhood commercial spaces and 1093 parking spaces.
(Project Managers, Scott Gustin and Mary O'Neil)

AHart: asks staff for full address.

S.Gustin: 329-375 North Ave.

AHart: asks the applicant if he will speak about the project overview and general issue of massing of the building and development as a whole.

E.Farrell: applicant confirms. Delivers the presentation and provides handouts on the site concept to Board members. Presents a series of slides and animation. Says the technical aspects will be for next week. Discusses rendered site plan handout and proceeds with slide presentation. Mentions minor adjustments to boundary lines on north end.

W.Senville: asks about parking areas, underground parking, and parking for orphanages building.

E.Farrell: intends to bury parking as much as possible for every building except for the orphanage and adjacent building. Shows how buildings create an integrated neighborhood. Many connections for pedestrian access throughout with bike path connections and trails to the bike path. Working with Park and Rec to make sure there is a connection to the bike path. During the opening of the Liberty (orphanage) building temporary parking will be located at building F. Plans to change this concept when phasing in other buildings. Asks other supporters of the project to speak.

G.Livingston: President of VT Land Trust, feels the project integrates a diverse new neighborhood. In agreement with City, Eric and CHT for affordable housing. The execution of the project and the goals meet our expectations.

B.Rabinowitz: asks if Land Trust is involved with the project.

G.Livingston: assisted with loans, but most involvement rests with Jesse.

J.O'Sullivan: state representative and ranking member of the house development and economic committee, is supportive about entire project.

C.Spencer: director of DPW is working with applicant. Reviewed project and stormwater design on West St along with transportation site facilities.

G.Nanton: staff person from the CEDO Office was pleased to support the development, which speaks the largest mixed development and affordable housing project in the City. Mentioned how the developer partnered with CHT and Cathedral Square. Project fosters interaction and community sense of place. Sees an economic benefit with the new retail as an opportunity for new small businesses providing jobs and training.

J.Bridges: City lead with the development agreement and acquisition over a year ago. Spoke of enhanced community gardens and shared boundaries bringing ecological benefits.

A.Hart: questioned Park and Rec's stone house and proximity to large building.

J.Bridges: doesn't see a problem with this. Mentioned link to community gardens having senior access.

B.Rabinowitz: said the park to the west has 10' elevation change. Questioned grading and undefined edge. Asks for the demarcation of the landscaped edge in relation to the park.

J.Bridges: planted 500 trees in area. Viewed as a connection to all park lands in the area. The work on the western edge does not have enough public input to finish the design.

A.Zipparo: asks for types of plantings and those attracting pollinators.

J.Bridges: focus on permaculture edge for fruit trees and pollinators.

A.Zipparo: asks what type of education will happen.

J.Bridges: discussed a natural field program.

A.Zipparo: asked if the bike path will be widened.

J.Bridges: said the current path will get widened and formalized but not the non-paved areas.

A.Zipparo: concerned about parts of the path and the tunnel being safe.

M.Montif: CHT financial officer, discussed the partnership over time with Cathedral Square and applicant and that all properties are successful. Will meet inclusionary housing for 25% and a Sash program for seniors, separate from other buildings. Said the need for affordable housing is great. This is the best mixed income development we've seen.

A.Zipparo: asked about housing for homeless persons.

M.Montif: set aside 25%

A.Zipparo: asked if this is long term housing.

M.Monty: yes.

C.Reid: reiterates along with CHT and Eric about the opportunity to build mixed use and offer housing for approximately 750 people who have been waiting up to 3 years for housing. Need more well- designed housing. This project has good access, transportation, social inclusion, and a SASH program as well as a garden of wellness.

A.Zipparo: asks about bus stop on North Ave.

C.Reid: proximity and location are good.

A.Zipparo: asks if there are problems with accessibility.

C.Reid: there are ongoing concerns with safety since this is more densely developed, but seems safer and better.

S.Thibault: Executive Director of CATMA, has had discussions with Eric about TBM for residents for diverse transportation options. Developers are able to be members. Eric has joined to learn how to best serve residents. CATMA will implement programs for a commuter event, customize transportation site, fun themed car-pooling, and regional bike share program starting at the colleges hubs and with hubs at Cambrian rise.

A.Hart: traffic issue will be for a future hearing and it would be helpful for you to be there.

A.Demetrowitz: from Carshare VT said she met with Eric offering incentive program for residents to car share.

E.Boedecker: from Local Motion supported one bike parking space per unit and indoor bike facility.

AHart: introduced Design Advisory Board Member.

M.Bushey: DAB member spoke of design review process and opinions of the Board. Had four meetings and work sessions to review buildings along North Ave due to higher visibility. Applicant revisions satisfied Board. Changes included building F, G, and K.

W.Senville: asked for number of units of housing.
E.Farrell: said there were 735 units.
M.Smith: traffic study includes orphanage building units which is 65 units for a total of 735 units.
A.Hart: opens for public comments on massing and scale of project.
J.Burden: direct neighbor, across the street wanted to know if there would be access to waterfront, and if affordable housing and commercial space would be set aside for women and minorities. Feels the delineation between Cambrian Rise and City Park is a vague community space.
M.Murray: lives in Montpelier. Believes this property is being treated by DNR since it is near brownfield sites. She has written to the mayor and state to determine the environmental health of properties.
A.Hart: do you have more information.
M.Murray: yes.
A.Hart: this is out of our scope tonight and will address this another time.
M.Murray: no one has addressed or considered the condition of the Lake. Asks to leave letters.
A.Hart: leave information with staff.
M.Murray: staff not giving out information.
S.Gustin: have the information in the packet and also have previous correspondence.
A.Hart: will make determination based on your letter.
M.Higgin: lives across the street. Feels there are environmental concerns but feels it is a great opportunity. Thinks it's a densely populated environment. He sees a need for compromise and general consideration toward everyone and in finding the greater good. Suggests all roofs have solar panels and keep sustainable opportunities for housing, and health and environment.
A.Hart: asks Eric to address these concerns.
B.Rabinowitz: addressing scale, less height in some areas, concerns about west property line, grading of walkways, and some accommodation for more landscaping at edge of park showing some differentiation from Park and Rec.
W.Senville: asks the reasoning for a hotel.
E.Farrell: to make area more diverse and hospitable.
A.Zipparo: questions inclusionary housing details in each of building.
E.Farrell: development has an agreement with City, CHT, and with Cathedral Square, signing an agreement for a 25% requirement.
A.Zipparo: asks if they are all inclusionary units.
E.Farrell: building M, K and L units. The landscaping scheme is ongoing and access to the bike path will happen in 2018. Commercial spaces are small individual affordable shops within the community even at large.
W.Senville: asks for staff comment on orphanage building and that overall scale reduces scale of orphanage.
M.O'Neil: article 6.3.2 in the CDO speaks to a site dominated by very large building but that the context is changing.
A.Hart: what happens next and what will be the order of presentation.
E.Farrell: order will be shading, building heights, bike amenities, traffic, stormwater, and lighting, for next week.
A.Hart: asks for phasing and what it looks like over time, traffic, asking for DPW's comments on traffic, stormwater, and also Conservation Board comments.
E.Farrell: will meet with staff and find a better way to organize material.
B.Rabinowitz: asked about lighting fixtures
E.Farrell: there are some inconsistencies and different standards and need to meet with staff
I.Smith: questions the inclusionary housing renderings and that units are all to the south of the street showing a difference in detailing compared with market rate housing. Other questions pertaining to shading requirement for roof of parking areas, and phasing of buildings and connection to the waterfront with any break in the timing of phasing.

E.Farrell: as a partner with nonprofits for years, said that buildings are of equal quality and are indistinguishable.

A.Zipparo: they are segregated. They are farthest away from gardens and open space, and other amenities. This is a problem if inclusionary housing is far off in the corner.

J.Drummond: how much street activity will take place with CATMA and public transportation.

A.Hart: asks for meeting schedule.

S.Gustin: meeting is reserved for January 24th at the BCA City Arts, Fire House Gallery at 5:00pm located at 139 Church Street.

A.Hart: closed public hearing.

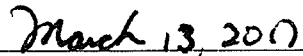
V. Other Business

VI. Adjournment

Meeting adjourned at 7:35pm.



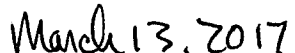
Austin D. Hart, Chairperson of Development Review Board



Date



A. Wade, Planning & Zoning Clerk



Date

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), between the hours of 8:00 a.m. and 4:30 p.m.

Participation in the ORB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Planning and Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/pz/dr/ agendas or the office notice board, one week before the hearing for the order in which items will be heard.